

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers
FROM/PHONE: Mark A. Kutney, AICP (797-1101)
SUBJECT: Resolution - Plat

Application No., Project Name and Location:
P 6-2-01, Harmony Village Community Plat, Generally located at the northeast corner of Davie Road Extension and NW 76 Avenue, approximately 1/2 mile east of University Drive.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "HARMONY VILLAGE COMMUNITY PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The proposed plat consists of approximately 182,330 square feet (4.186 acres) for the future development of the Habitat for Humanity "Harmony Village Community". The proposed plat is restricted to 22 single family units. Access to the proposed development will be provided by an opening along NW 76 Avenue, as reflected on the attached conceptual site plan.

The plat is in conformance with Town Code requirements and can be considered in final form.

PREVIOUS ACTIONS: None

CONCURRENCES:

Planning and Zoning Board recommended approval (Motion carried 5-0, September 12, 2001).

RECOMMENDATION(S): Motion to approve the plat.

Attachment(s): Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT TITLED, "HARMONY VILLAGE COMMUNITY PLAT", AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the boundary to be known as the Harmony Village Community Plat has been approved by the Town Planning and Zoning Board on September 12, 2001.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as the Harmony Village Community Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: P 6-2-01

Revisions:

Exhibit "A":

Original Report Date: 7/17/01

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Town of Davie
Tom Willi, Town Administrator
Address: 6591 Orange Drive
City: Davie, FL 33314
Phone: (954) 797-1035

Agent:

Name: Miller Legg & Associates, Inc.
Address: 1800 N. Douglas Rd.,
Ste. 200
City: Pembroke Pines, FL 33024
Phone: (954) 436-7000

BACKGROUND INFORMATION

Application Request: Approval of a boundary plat.

Address/Location: General Address: 7575 Davie Road Extension/Generally located at the northeast corner of Davie Road Extension and NW 76 Avenue, approximately 1/2 mile east of University Drive.

Land Use Plan Designation: Residential (10 du/ac)

Zoning: RM-10, Medium Density Dwelling District

Existing Use: Vacant Land

Proposed Zoning: R-5, Low Medium Density Dwelling District

Proposed Use: 22 single family residential homes

Parcel Size: 4.206 acres (183,213.36 square feet)

Surrounding Land Use:

North: Vacant Land, Apt. Bldg.
South: City of Hollywood - Office Bldg., Church
East: Bojman Bldg. & Vacant Land
West: Harmony Village Subdiv., Shopping Center

Land Use Designation

Utility, Residential (16 du/ac)
City of Hollywood
Commercial
Residential (5 du/ac), Plaza
Commercial

Surrounding Zoning:

North: CF, Community Facilities District & RM-16, Medium Density Residential District
South: City of Hollywood - St. of Fla. Employment Office, Church
East: B-1, Neighborhood Business District & B-2, Community Business District
West: R-5, Low Medium Dwelling District & B-2, Community Business District

ZONING HISTORY

Related Zoning History:

Harmony Village Community Redevelopment/Revitalization Plan:

On February 7, 2001, the Town Council approved the conceptual plan for development of the “Harmony Village Community” in the Driftwood area of Davie south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension. This area is one of three (3) neighborhoods that were targeted by the Town in 1997 for redevelopment/revitalization, due to physical decay/blight, and significant numbers of lower-income families. The Driftwood area represents less than 1.5 percent of the Town’s land area, but comprises seven (7%) percent of the entire population in Davie. There are 3,282 residents in the area, the majority of which are low/moderate income families.

The “Harmony Village Community” Redevelopment/Revitalization Plan is a multi-faceted endeavor which contains both residential and non-residential components, and sets forth a holistic approach to neighborhood revitalization which includes:

- the provision of affordable homeownership opportunities for Davie residents living in substandard mobile homes, or who are “cost-burdended” in their rent
- increased/enhanced park and recreation opportunities for at-risk youth
- the provision of educational/vocational opportunities (computer/InterNet skills)
- job training and employment opportunities
- affordable child care opportunities and after-school programs

- specialized Fair Housing Outreach and Education Campaigns
- physical and mental health care services for needy families
- upgraded the living conditions for Davie residents living in Public Housing

The center-piece of the Harmony Village Plan, is the development of the 22 new single-family homes affected by this rezoning. The Town is donating this land to Habitat for

Humanity of Broward County, and has committed \$625,000 in Davie's SHIP Grant Funds for the predevelopment of the site. Additionally, all Park & Recreation Impact and Building Permit Fees will be waived.

While Habitat normally develops homes for families who earn less than 50% of the areas median income, this development will have a mix of incomes; and, approximately one-third of the homes will be set aside for families earning up to 80% of the median income. The design of the homes will be varied (i.e. three different site elevations), and will mirror market rate housing.

The homes will be financed by local lenders with interest-free loans payable over 20 years. No cash down-payments are required of the homeowners; however, they were required to contribute 500 hours of sweat equity in their unit. Construction costs are estimated to be \$76,478 per unit; and the development criteria was predicated on Habitat receiving the same variances as were granted for Phase I of Harmony Village.

Previous Requests on same property:

A variance request was approved by Town Council at the August 16, 2001 meeting, to reduce the required lot size from 7,000 square feet to a minimum of 5,310 square feet and a maximum of 6,774 square feet for 12 of the 22 platted lots. And to reduce the required lot frontage from 75 feet to a minimum of 42.76 feet to a maximum of 71.37 feet for 16 of the 22 platted lots.

A rezoning request is being considered at second reading by Town Council at the September 19, 2001 meeting, to rezone 4.2 acres of land from RM-10, Medium Density Dwelling District to R-5, Low Medium Dwelling District.

DEVELOPMENT PLAN DETAILS

The Applicant's submission indicates the following:

1. The site area consists of approximately 182,330 square feet (4.186 acres) for the future development of the Habitat for Humanity "Harmony Village Community". The proposed plat is restricted to 22 single family units. Access to the proposed development will be provided by an opening along NW 76 Avenue, as reflected on the attached conceptual site plan.
2. Drainage for the proposed project will be provided through storm sewer structures in the proposed public right-of-way which will direct run-off to a dry retention area to meet water storage requirements. The dry retention areas will be located in the northwest corner of the plat.

Details of the drainage system will be provided with the site plan submission.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

Land Development Code Section 12-360(B)(1) provides that no application for a building permit for the construction of a principal building on a parcel of land shall be approved unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: This property falls within Planning Area 11, is bounded by Griffin Road to the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwelling units per acre. There are two single-family residential subdivisions, developed at 5 dwelling units per acre.

Small commercial developments line Davie Road Extension. The Town has potable water and wastewater treatment facilities in this planning area. Florida Department of Transportation (FDOT) is in the design stage of widening Davie Road Extension.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

The petitioner will be required to plat this property through the Town of Davie and Broward County. Concurrency review, including roadways and utilities infrastructure will be reviewed at the time of platting. This site falls within a compact deferral area as identified by the Broward County Compact Deferral map.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and land Development Regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the

following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Planning and Zoning Board Recommendation

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval (Motion carried: 5-0, September 12, 2001).

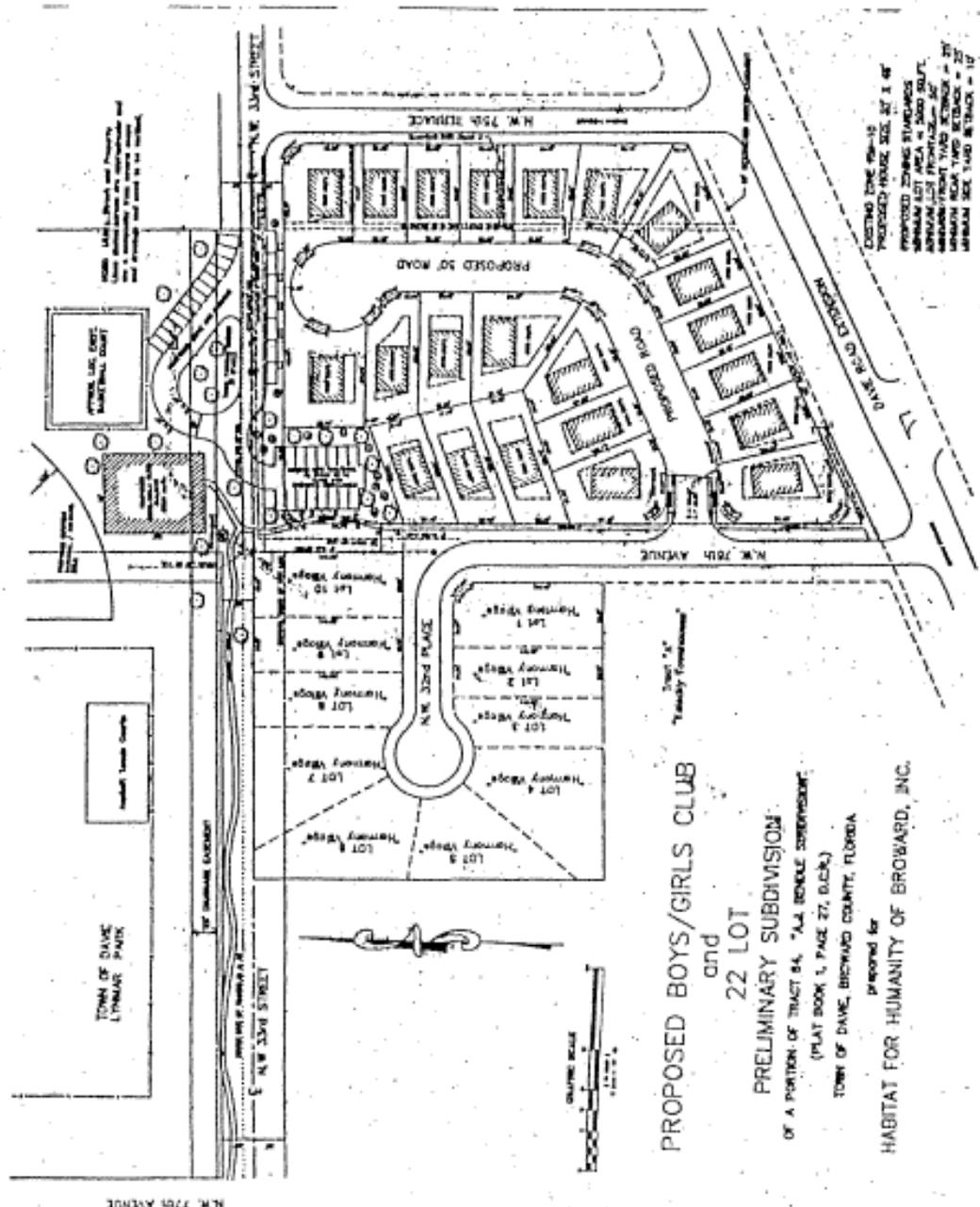
Exhibits

Resolution with backup, Land Use map, Subject Site map, and Aerial.

Prepared by: _____

Reviewed by: _____

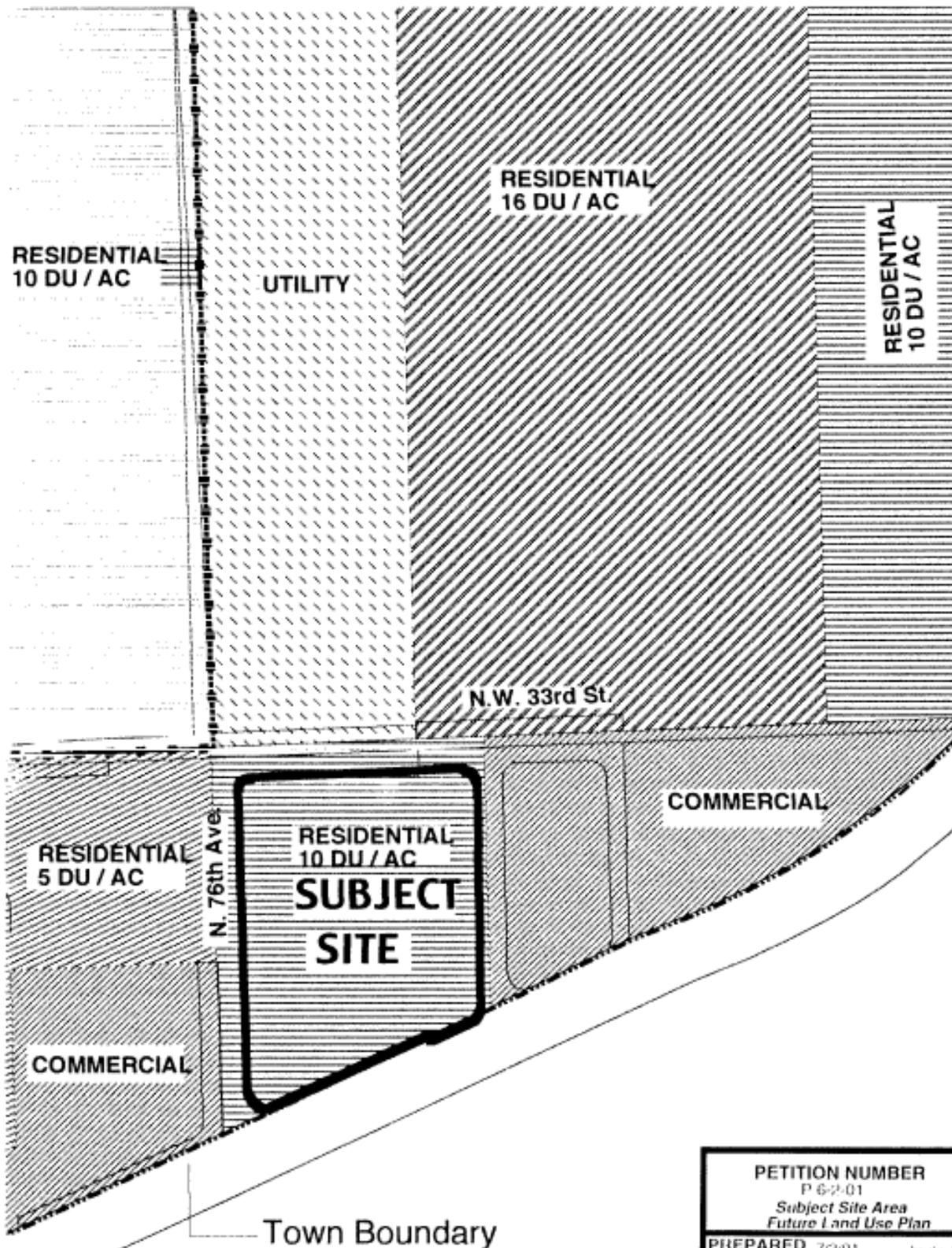
HARMONY VILLAGE COMMUNITY



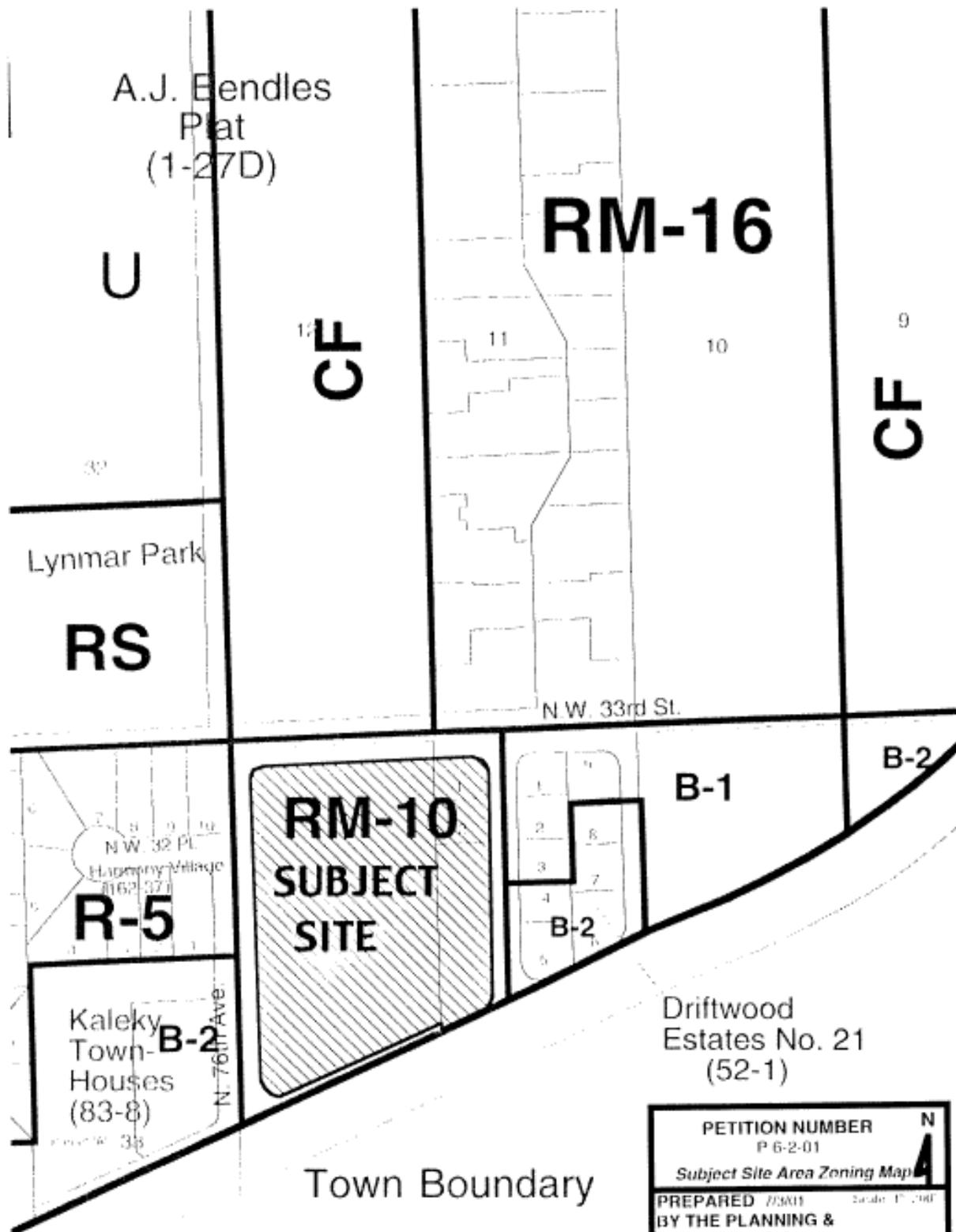
DISTING. THE 19-12
 PROPOSED HOUSE, SEC. 27, 1st
 PROPOSED ZONING STANDARDS
 MINIMUM LOT AREA = 5000 SQ.FT.
 MINIMUM LOT FRONTAGE = 30'
 MINIMUM FRONT YARD SETBACK = 20'
 MINIMUM SIDE YARD SETBACK = 10'
 MINIMUM REAR YARD SETBACK = 10'

PROPOSED BOYS/GIRLS CLUB
 and
 22 LOT
 PRELIMINARY SUBDIVISION
 OF A PORTION OF TRACT 84, "ALL BENSULE CORP'S SUBDIVISION"
 (PLAT BOOK 1, PAGE 27, BLOCK)
 TOWN OF DAKE, BROWARD COUNTY, FLORIDA
 prepared for
 HABITAT FOR HUMANITY OF BROWARD, INC.

N.W. 37th AVENUE

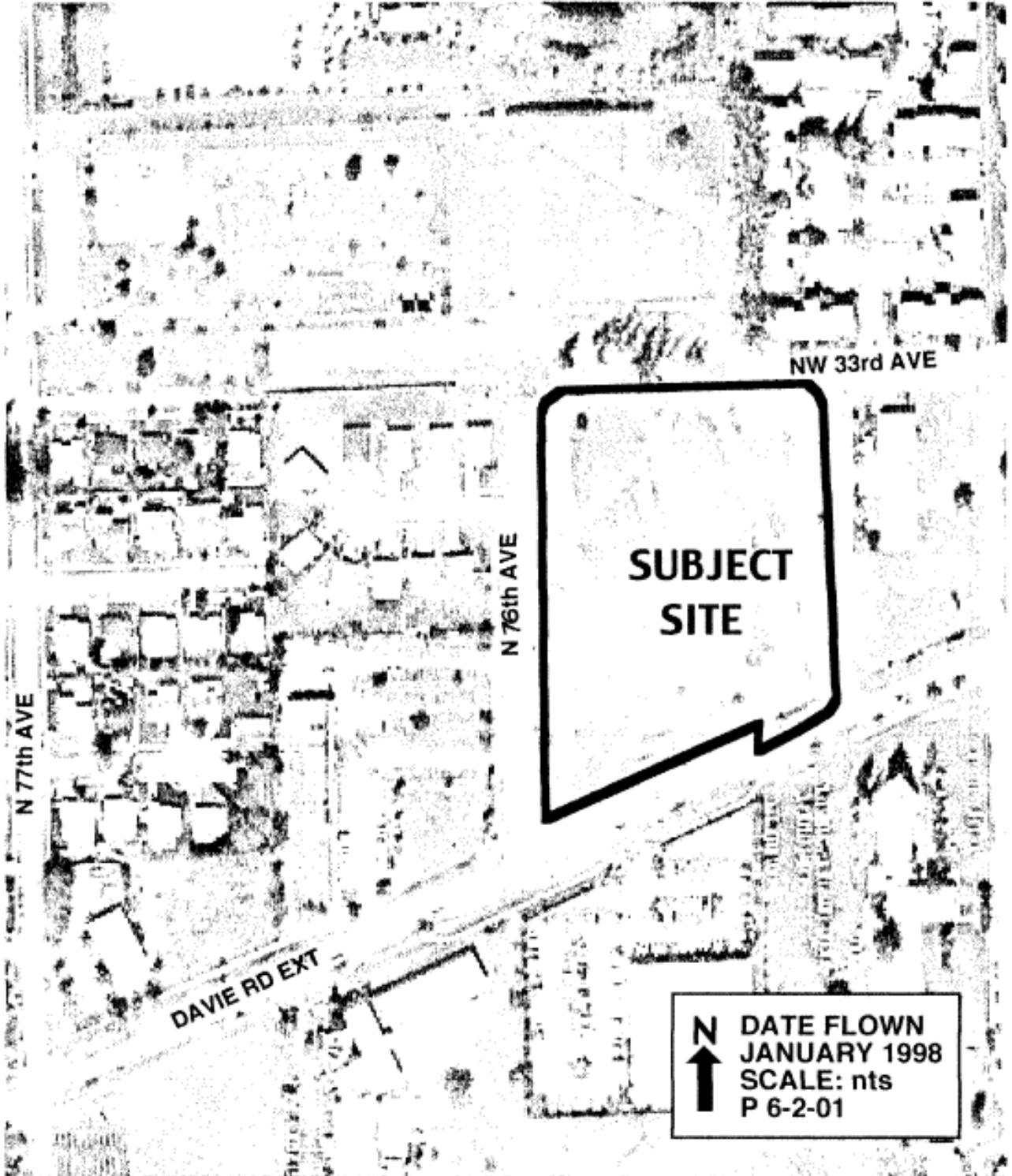


PETITION NUMBER P 6-2-01 <i>Subject Site Area Future Land Use Plan</i>	N 4
PREPARED 7/3/01 BY THE PLANNING & ZONING DIVISION	Scale: 1"=200'



PETITION NUMBER
P 6-2-01
Subject Site Area Zoning Map

PREPARED 7/30/01 Scale 1" = 100'
BY THE PLANNING & ZONING DIVISION



NW 33rd AVE

**SUBJECT
SITE**

N 76th AVE

N 77th AVE

DAVIE RD EXT

N
↑
DATE FLOWN
JANUARY 1998
SCALE: nts
P 6-2-01